



MEMORANDUM

AGENDA ITEM #IV.C

DATE: JANUARY 24, 2022

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: LOCAL GOVERNMENT COMPREHENSIVE PLAN PROPOSED AND ADOPTED AMENDMENT
CONSENT AGENDA

Pursuant to the 1974 Interlocal Agreement creating the South Florida Regional Planning Council (Council), the Council is directed by its member counties to “assure the orderly, economic, and balanced growth and development of the Region, consistent with the protection of natural resources and environment of the Region and to protect the health, safety, welfare and quality of life of the residents of the Region.”

In fulfillment of the Interlocal Agreement directive and its duties under State law, the Council reviews local government Comprehensive Plan amendments for consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)*. Pursuant to Section 163.3184, Florida Statutes as presently in effect, Council review of comprehensive plan amendments is limited to 1) adverse effects on regional resources and facilities identified in the SRPP and 2) extra-jurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the Region. The Council’s review of amendments is conducted in two stages: (1) proposed or transmittal and (2) adoption. Council staff reviews the contents of the amendment package once the Department of Economic Opportunity certifies its completeness.

A written report of Council’s evaluation pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the State Land Planning Agency within 30 calendar days of receipt of the amendment.

Recommendation

Find the proposed and adopted plan amendments from the local governments listed in the tables below generally consistent with the *Strategic Regional Policy Plan for South Florida*.

Approve this report for transmittal to the local governments with a copy to the State Land Planning Agency.



PROPOSED AMENDMENTS

Local Government and Plan Amendment Number	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting
Broward County 21-07ESR (Received 11-09-21)	✓	N/A	01-24-21	07-23-21
<ol style="list-style-type: none"> 1. The proposed amendment to Broward County’s Comprehensive Plan includes the Property Rights Element, to comply with House Bill 59 Section 163.3177(6)(i), Florida Statutes, effective July 1, 2021. The proposed amendment intends to meet the requirements of the Bill, including language regarding the right of a property owner to: physically possess and control his or her interests in the property, including easements, leases, or mineral rights; use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances; privacy and to exclude others from the property to protect the owner's possessions and property; and dispose of his or her property through sale or gift. 2. This amendment affects Broward County. 3. This amendment does not create any adverse impact to state or regional resources/facilities. 				
Miami-Dade County 21-05ESR (Received 11-30-21)	✓	N/A	01-24-21	11-17-21
<ol style="list-style-type: none"> 1. The proposed amendment revises the Miami-Dade County Comprehensive Development Master Plan to change the land use designation of a parcel from Estate Density Residential to Low-Medium Density Residential. The development of the property has been voluntarily restricted to a maximum of up to 309 residential dwelling units. 2. The amendment affects a site that is approximately 50.59 gross acres located south of SW 344th Street between SW 199th Avenue and SW 194th Avenue about 2 miles west of SR 997/Krome Avenue. 3. This amendment does not create any adverse impact to state or regional resources/facilities. Council recommends that the County address the technical assistance comments provided by the South Florida Water Management District (SFWMD) to ensure full compliance with all elements of the most recent Lower East Coast Water Supply Plan Update approved by the SFWMD District Board. 				
Miami-Dade County 21-06ESR (Received 11-30-21)	✓	N/A	01-24-21	11-17-21
<ol style="list-style-type: none"> 1. The proposed amendment to Miami-Dade County’s Comprehensive Development Master Plan seeks to replace the 2001 Covenant of Restrictions on a parcel of land known as Kendall Town Center with a new proffered covenant that allows for 800 residential units with an additional 200 units allowed as a workforce housing density bonus, to be included in an appendix of the Land Use Element. 2. This amendment affects an approximately 161.48 gross acre parcel located between SW 88th Street and SW 96th Street and between SW 157th Avenue and SW 162nd Avenue in Miami-Dade County. 				

Local Government and Plan Amendment Number	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting
<p>3. This amendment does not create any adverse impact to state or regional resources/facilities. Council recommends that the County address the technical assistance comments provided by the South Florida Water Management District (SFWMD) to ensure full compliance with all elements of the most recent Lower East Coast Water Supply Plan Update approved by the SFWMD District Board.</p>				
City of Aventura 21-02ESR (Received 11-23-21)	✓	N/A	1-24-22	11-02-21
<p>1. The proposed amendment to the City of Aventura’s Comprehensive Plan includes the Property Rights Element, to comply with House Bill 59 Section 163.3177(6)(i), Florida Statutes, effective July 1, 2021. The proposed amendment intends to meet the requirements of the Bill, including language regarding the right of a property owner to: physically possess and control his or her interests in the property, including easements, leases, or mineral rights; use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances; privacy and to exclude others from the property to protect the owner’s possessions and property; and dispose of his or her property through sale or gift.</p> <p>2. This amendment affects the City of Aventura.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities; however, the Florida Department of Economic Opportunity (DEO) has advised that the City is on prohibition due to its failure to timely submit Evaluation and Appraisal Review (EAR)-based comprehensive plan amendments. Council further recommends that the City address the technical assistance comments provided by the South Florida Water Management District (SFWMD) to ensure full compliance with all elements of the most recent Lower East Coast Water Supply Plan Update approved by the SFWMD District Board.</p>				
City of Coconut Creek 21-01ESR (Received 12-16-21)	✓	N/A	1-24-22	12-09-21
<p>1. The proposed amendment to the City of Coconut Creek’s Comprehensive Plan incorporates a Water Supply Facilities Work Plan Update for the City into the Plan.</p> <p>2. This amendment affects the City of Coconut Creek.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>				
City of Dania Beach 22-01ESR (Received 01-04-22)	✓	N/A	1-24-22	12-14-21
<p>1. The proposed amendment to the City of Dania Beach’s Comprehensive Plan incorporates a Water Supply Facilities Work Plan Update for the City into the Plan.</p> <p>2. This amendment affects the City of Dania Beach.</p>				

Local Government and Plan Amendment Number	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting
3. This amendment does not create any adverse impact to state or regional resources/facilities.				
Town of Davie 21-01ESR (Received 11-09-21)	✓	N/A	1-24-22	11-03-21
<p>1. The proposed amendment to the Town of Davie’s Comprehensive Plan includes the Property Rights Element, to comply with House Bill 59 Section 163.3177(6)(i), Florida Statutes, effective July 1, 2021. The proposed amendment intends to meet the requirements of the Bill, including language regarding the right of a property owner to: physically possess and control his or her interests in the property, including easements, leases, or mineral rights; use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances; privacy and to exclude others from the property to protect the owner's possessions and property; and dispose of his or her property through sale or gift.</p> <p>2. This amendment affects the Town of Davie.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>				
City of Doral 21-03ESR (Received 11-08-21)	✓	N/A	1-24-22	11-08-21
<p>1. The proposed amendment to the City of Doral’s Comprehensive Plan includes the Property Rights Element, to comply with House Bill 59 Section 163.3177(6)(i), Florida Statutes, effective July 1, 2021. The proposed amendment intends to meet the requirements of the Bill, including language regarding the right of a property owner to: physically possess and control his or her interests in the property, including easements, leases, or mineral rights; use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances; privacy and to exclude others from the property to protect the owner's possessions and property; and dispose of his or her property through sale or gift, entitled “Doral Décor District” (DDD) and an amendment to the Future Land Used Map (FLUM).</p> <p>2. This amendment affects the City of Doral.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>				
City of Fort Lauderdale 21-01ESR (Received 11-16-21)	✓	N/A	1-24-22	11-02-21
<p>1. The proposed amendment to the City of Fort Lauderdale’s Comprehensive Plan includes the Property Rights Element, to comply with House Bill 59 Section 163.3177(6)(i), Florida Statutes, effective July 1, 2021. The proposed amendment intends to meet the requirements of the Bill, including language regarding the right of a property owner to: physically possess and control his or her interests in the property, including easements, leases, or mineral rights; use, maintain, develop, and improve his or her property for personal</p>				

Local Government and Plan Amendment Number	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting
<p>use or for the use of any other person, subject to state law and local ordinances; privacy and to exclude others from the property to protect the owner's possessions and property; and dispose of his or her property through sale or gift.</p> <ol style="list-style-type: none"> This amendment affects the City of Fort Lauderdale. This amendment does not create any adverse impact to state or regional resources/facilities; however, the Florida Department of Economic Opportunity (DEO) notes that the City has proposed its own property rights element instead of the statement of rights as provided by Statute. Private property rights are to be considered in all local decision making, and not just limited to "planning and development decisions". 				
City of Hialeah 21-04ESR (Received 12-06-21)	✓	N/A	1-24-22	11-09-21
<ol style="list-style-type: none"> The proposed amendment to the City of Hialeah's Comprehensive Plan updates the Goals, Objectives, and Policies of the Recreation and Open Space Element, and replaces the existing data, inventory, and analysis. This amendment affects the City of Hialeah. This amendment does not create any adverse impact to state or regional resources/facilities. 				
City of Hollywood 21-02ESR (Received 12-10-21)	✓	N/A	1-24-22	06-02-21
<ol style="list-style-type: none"> The proposed amendment to the City of Hollywood's Comprehensive Plan would change the Land Use designation from General Business (GBUS) and Open Space and Recreation (OSR) to Oakwood Activity Center (OAC) and amending the City's Land Use Map accordingly. The intent of the amendment is to redevelop the subject area from commercial to a higher density mixed use. The intent is to allow for future development of 1.2 million square feet of retail, 1.89 million square feet of office, 3,800 residential units and 625 hotel rooms. The subject site is approximately 112.5 gross acres, currently in use as a shopping center and offices, commonly known as Oakwood Plaza. The site is generally located south of Stirling Road and east of I-95. This amendment does not create any adverse impact to state or regional resources/facilities. 				
City of Homestead 21-03ESR (Received 12-20-21)	✓	N/A	1-24-22	12-15-21
<ol style="list-style-type: none"> The proposed amendment to the City of Homestead's Comprehensive Plan amends the text and Future Land Use Map (FLUM), changing the designation of a Medium Density Residential (MRU) parcel currently developed with 150 rental-assisted units (Homestead Gardens). The intent of the amendment is to allow for demolition and redevelopment of the subject property with 301 new rental-assisted and affordable housing dwelling units owned and operated by the Miami-Dade County Public Housing and Community Development 				

Local Government and Plan Amendment Number	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting
<p>Department. The amendment would allow an increase in the allowable density from up to ten (10) dwelling units per gross acre to up to thirty-five (35) dwelling units per net acre for properties in the GP zoning district.</p> <ol style="list-style-type: none"> This amendment affects an approximately 8.744-acre parcel in the City of Homestead approximately located at 1501 SW 6th Street. This amendment does not create any adverse impact to state or regional resources/facilities. 				
City of Key Colony Beach 21-01ACSC (Received 11-16-21)	✓	N/A	1-24-22	11-08-21
<ol style="list-style-type: none"> The proposed amendment to the City of Key Colony Beach’s Comprehensive Plan includes the Property Rights Element, to comply with House Bill 59 Section 163.3177(6)(i), Florida Statutes, effective July 1, 2021. The proposed amendment intends to meet the requirements of the Bill, including language regarding the right of a property owner to: physically possess and control his or her interests in the property, including easements, leases, or mineral rights; use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances; privacy and to exclude others from the property to protect the owner's possessions and property; and dispose of his or her property through sale or gift. This amendment affects the City of Key Colony Beach. This amendment does not create any adverse impact to state or regional resources/facilities. Council recommends that the City address the technical assistance comments provided by the South Florida Water Management District (SFWMD) to ensure full compliance with all elements of the most recent Lower East Coast Water Supply Plan Update approved by the SFWMD District Board. 				
City of Lauderhill 21-02ESR (Received 12-01-21)	✓	N/A	1-24-22	11-08-21
<ol style="list-style-type: none"> The proposed amendment to the City of Lauderhill’s Comprehensive Plan includes the Property Rights Element, to comply with House Bill 59 Section 163.3177(6)(i), Florida Statutes, effective July 1, 2021. The proposed amendment intends to meet the requirements of the Bill, including language regarding the right of a property owner to: physically possess and control his or her interests in the property, including easements, leases, or mineral rights; use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances; privacy and to exclude others from the property to protect the owner's possessions and property; and dispose of his or her property through sale or gift. This amendment affects the City of Lauderhill. This amendment does not create any adverse impact to state or regional resources/facilities. 				

Local Government and Plan Amendment Number	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting
City of Miami 21-01ESR (Received 12-20-21)	✓	N/A	1-24-22	12-09-21
<ol style="list-style-type: none"> 1. The proposed amendment to the City of Miami’s Comprehensive Plan includes the Property Rights Element, to comply with House Bill 59 Section 163.3177(6)(i), Florida Statutes, effective July 1, 2021. The proposed amendment intends to meet the requirements of the Bill, including language regarding the right of a property owner to: physically possess and control his or her interests in the property, including easements, leases, or mineral rights; use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances; privacy and to exclude others from the property to protect the owner's possessions and property; and dispose of his or her property through sale or gift. 2. This amendment affects the City of Miami. 3. This amendment does not create any adverse impact to state or regional resources/facilities. Council recommends that the County address the technical assistance comments provided by the South Florida Water Management District (SFWMD) to ensure full compliance with all elements of the most recent Lower East Coast Water Supply Plan Update approved by the SFWMD District Board. 				
City of Pembroke Pines 21-01ESR (Received 12-20-21)	✓	N/A	1-24-22	12-15-21
<ol style="list-style-type: none"> 1. The proposed amendment to the City of Pembroke Pines’ Comprehensive Plan includes the Property Rights Element, to comply with House Bill 59 Section 163.3177(6)(i), Florida Statutes, effective July 1, 2021. The proposed amendment intends to meet the requirements of the Bill, including language regarding the right of a property owner to: physically possess and control his or her interests in the property, including easements, leases, or mineral rights; use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances; privacy and to exclude others from the property to protect the owner's possessions and property; and dispose of his or her property through sale or gift. 2. This amendment affects the City of Pembroke Pines. 3. This amendment does not create any adverse impact to state or regional resources/facilities. 				
City of Pinecrest 21-01ESR (Received 12-27-21)	✓	N/A	1-24-22	12-14-21
<ol style="list-style-type: none"> 1. The proposed amendment to the City of Pinecrest’s Comprehensive Plan includes the Property Rights Element, to comply with House Bill 59 Section 163.3177(6)(i), Florida Statutes, effective July 1, 2021. The proposed amendment intends to meet the requirements of the Bill, including language regarding the right of a property owner to: physically possess and control his or her interests in the property, including easements, leases, or mineral rights; use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances; privacy and to exclude 				

Local Government and Plan Amendment Number	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting
<p>others from the property to protect the owner's possessions and property; and dispose of his or her property through sale or gift.</p> <ol style="list-style-type: none"> 2. This amendment affects the City of Pinecrest. 3. This amendment does not create any adverse impact to state or regional resources/facilities. 				
City of Tamarac 21-02ESR (Received 12-27-21)	✓	N/A	1-24-22	12-08-21
<ol style="list-style-type: none"> 1. The proposed amendment to the City of Tamarac's Comprehensive Plan incorporates a Water Supply Facilities Work Plan update and Text Amendment to the Future Land Use, Infrastructure, Conservation, Intergovernmental Coordination and Capital Improvements Elements to the Plan. 2. This amendment affects the City of Tamarac. 3. This amendment does not create any adverse impact to state or regional resources/facilities. 				

ADOPTED AMENDMENTS

Local Government and Plan Amendment Number	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting
Broward County 21-07ESR (Received 12-16-21)	N/A	✓	1-24-22	12-14-21
City of Hialeah 21-03ESR (Received 11-30-21)	N/A	✓	1-24-22	11-09-21
City of Miramar 21-02ESR (Received 12-15-21)	N/A	✓	1-24-22	11-15-21
North Bay Village 21-01ESR (Received 11-12-21)	N/A	✓	1-24-22	11-09-21
City of Parkland 21-01ESR (Received 12-16-21)	N/A	✓	1-24-22	12-01-21
City of Pompano Beach 21-01ESR (Received 11-30-21)	N/A	✓	1-24-22	11-09-21
City of South Miami 21-01ESR (Received 12-01-21)	N/A	✓	1-24-22	11-02-21
Town of Southwest Ranches 21-03ESR (Received 12-15-21)	N/A	✓	1-24-22	11-18-21
City of Tamarac 21-01ESR (Received 12-16-21)	N/A	✓	1-24-22	10-27-21

1. The adopted amendments to the above-mentioned Comprehensive Plan reflect the creation of a Property Rights Element, to comply with House Bill 59 Section 163.3177(6)(i), Florida Statutes, effective July 1, 2021. The proposed amendment intends to meet the requirements of the Bill, including language regarding the right of a property owner to: physically possess and control his or her interests in the property, including easements, leases, or mineral rights; use, maintain, develop, and improve his or her property for personal

Local Government and Plan Amendment Number	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting
<p>use or for the use of any other person, subject to state law and local ordinances; privacy and to exclude others from the property to protect the owner's possessions and property; and dispose of his or her property through sale or gift.</p> <ol style="list-style-type: none"> These amendments affect the counties and municipalities named above. These amendments do not create any adverse impact to state or regional resources/facilities. Council reviewed these amendments when proposed. 				
City of Hialeah 21-01ESR (Received 11-30-21)	N/A	✓	1-24-22	11-09-21
<ol style="list-style-type: none"> The adopted amendment amends the City of Hialeah's Comprehensive Plan to incorporate the 20-Year Water Supply Facilities Work Plan Update (2020-2040). This amendment affects the City of Hialeah. This amendment does not create any adverse impact to state or regional resources/facilities. The Council reviewed these amendments when proposed. 				
City of Lauderdale Lakes 21-01ESR (Received 11-08-21)	N/A	✓	1-24-22	11-23-21
<ol style="list-style-type: none"> The adopted amendment to the City of Lauderdale Lakes' Comprehensive Plan updates the Future Land Use and Recreation and Open Space Elements to address local priorities and to be consistent with BrowardNEXT, the County's renewed Land Use Plan (BCLUP). This amendment affects the incorporated area of the City of Lauderdale Lakes. This amendment does not create any adverse impact to state or regional resources/facilities. The Council reviewed this amendment when proposed. 				
City of North Miami 21-02ESR (Received 11-24-21)	N/A	✓	1-24-22	11-09-21
<ol style="list-style-type: none"> The adopted amendment revises the City of North Miami's Comprehensive Plan by updating the City's adopted Water Supply Plan, and incorporating the update into the Future Land Use, Infrastructure, Intergovernmental Coordination and Capital Improvements elements of the Plan. This amendment affects the City of North Miami. This amendment does not create any adverse impact to state or regional resources/facilities. The Council reviewed this amendment when proposed. 				